

1-9-1984

Rent Control Phase Out By 1990

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Office of the Secretary of State
March Fong Eu

1230 J Street
Sacramento, California 95814

0340

Elections Division
(916) 445-0820

June 18, 1984

TO: ALL REGISTRARS OF VOTERS/COUNTY CLERKS/PROPONENT

FROM:

Deborah Seiler

DEBORAH SEILER
Assistant to the Secretary of State
Elections and Political Reform

Pursuant to Elections Code 3520(b) you are hereby notified that the total number of signatures to the herein-named proposed INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE filed with all county clerks is less than 100 percent of the number of qualified voters required to find the petition sufficient; therefore, the petition has failed.

TITLE: RENT CONTROL PHASE OUT BY 1990.
INITIATIVE CONSTITUTIONAL AMENDMENT
AND STATUTE.

SUMMARY DATE: JANUARY 9, 1984

PROPONENT: GEORGE YOUNG

DS/bjl/rb



Office of the Secretary of State
March Fong Eu

1230 J Street
Sacramento, California 95814

Elections Division
(916) 445-0820

0346

January 9, 1984

TO ALL REGISTRARS OF VOTERS, OR COUNTY CLERKS, AND PROPONENT

Pursuant to Section 3513 of the Elections Code, we transmit herewith a copy of the Title and Summary prepared by the Attorney General on a proposed Initiative Measure entitled:

**RENT CONTROL PHASE OUT BY 1990.
INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE.**

Circulating and Filing Schedule

1. Minimum number of signatures required 630,136
Cal. Const., Art. II, Sec. 8(b).
2. Official Summary Date Monday, 1/9/84
Elec. C., Sec. 3513.
3. Petition Sections:
 - a. First day Proponent can circulate Sections for signatures . . Monday, 1/9/84
Elec. C., Sec. 3513.
 - b. Last day Proponent can circulate and file with the county.
All Sections are to be filed at the same time within each
county. Thursday, 6/7/84⁺
Elec. C., Secs. 3513, 3520(a).
 - c. Last day for county to determine total number of signatures
affixed to petition and to transmit total to the Secretary of
State Thursday, 6/14/84

(If the Proponent files the petition with the county on a date prior to 6/7/84, the county has five working days from the filing of the petition to determine the total number of signatures affixed to the petition and to transmit the total to the Secretary of State.) Elec. C., Sec. 3520(b).

- + **PLEASE NOTE:** To the Proponent who may wish to qualify for the 1984 General Election. The law allows up to approximately 58 days to county election officials for checking and reporting petition signatures and transmitting results. The law also requires that this process be completed 131 days before the election in which the people will vote on the initiative. It is possible that the county may not need precisely 58 days. But if you want to be sure that this initiative qualifies for the 1984 General Election, you should file this petition with the county before May 1, 1984.

- d. Secretary of State determines whether the total number of signatures filed with all county clerks meets the minimum number of required signatures, and notifies the counties. Saturday, 6/16/84**

- e. Last day for county to determine total number of qualified voters who signed the petition, and to transmit certificate with a blank copy of the petition to the Secretary of State Sunday, 7/1/84

(If the Secretary of State notifies the county to determine the number of qualified voters who signed the petition on a date other than 6/14/84, the last day is not later than the fifteenth day after county's receipt of notification.)
Elec. C., Sec. 3520(d), (e).

- f. If the signature count is more than 693,149 or less than 567,123, then the Secretary of State certifies the petition has qualified or failed, and notifies the counties. If the signature count is between 567,123 and 693,149 inclusive, then the Secretary of State notifies the counties using the random sampling technique to determine the validity of all signatures Tuesday, 7/3/84**

- g. Last day for county to determine actual number of all qualified voters who signed the petition, and to transmit certificate with a blank copy of the petition to the Secretary of State Thursday, 8/2/84

(If the Secretary of State notifies the county to determine the number of qualified voters who have signed the petition on a date other than 7/1/84, the last day is not later than the thirtieth day after county's receipt of notification.)
Elec. C., Sec. 3521(b), (c).

- h. Secretary of State certifies whether the petition has been signed by the number of qualified voters required to declare the petition sufficient. Saturday, 8/4/84**

**Date varies based on receipt of county certification.

4. Campaign Statements:

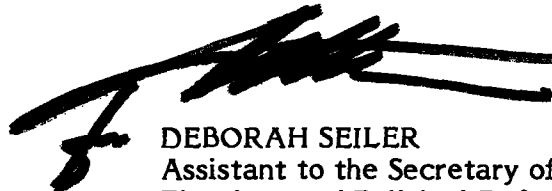
Last day for the Proponent to file a Campaign
Statement of Receipts and Expenditures for period
ending 7/5/84. Thursday, 7/12/84

(If the Secretary of State finds that the measure has
either qualified or failed to qualify on a date earlier
than 6/7/84, the last date to file is the 35th calendar
day after the deadline for filing petitions or the date of
notification by the Secretary of State that the measure
has either qualified or failed to qualify, whichever is
earlier. The closing date for the campaign statement
is seven days prior to the filing deadline.)
Gov. C., Secs. 84200(d), 84202(j).

5. The Proponent of the above named measure is:

George Young
1000 Sunset Boulevard, Suite D
Los Angeles, CA 90012

Sincerely,

A handwritten signature in black ink, appearing to read 'DEBORAH SEILER', with a stylized flourish extending from the bottom left.

DEBORAH SEILER
Assistant to the Secretary of State
Elections and Political Reform

NOTE TO PROPONENT: Your attention is directed to Elections Code
Sections 41, 44, 3501, 3507, 3508, 3516, 3517, and 3519 for appropriate
format and type considerations in printing, typing, and otherwise preparing
your initiative petition for circulation and signatures. Your attention is
further directed to the campaign disclosure requirements of the Political
Reform Act of 1974, Government Code Section 81000 et seq.

JOHN K. VAN DE KAMP
Attorney General

State of California
DEPARTMENT OF JUSTICE



1515 K STREET, SUITE 511
SACRAMENTO 95814
(916) 445-9555

January 9, 1984

FILED
In the office of the Secretary of State
of the State of California

Honorable March Fong Eu
Secretary of State
1230 J Street
Sacramento, California 95814

JAN - 9 1984

MARCH FONG EU, Secretary of State

By *Burton* Deputy

Dear Mrs. Eu:

Re: Initiative Title and Summary.
Our File No. SA83RF0039

Pursuant to the provisions of section 3503 and 3513 of the Elections code, you are hereby notified that on this day we mailed to the proponent(s) of the above identified proposed initiative our title and summary.

Enclosed is a copy of our transmittal letter to the proponent(s), a copy of our title and summary, a declaration of mailing thereof, and a copy of the proposed measure.

According to information available in our records, the name(s) and address(es) of the proponent(s) is as stated on the declaration of mailing.

Very truly yours,

JOHN K. VAN DE KAMP
Attorney General

Robert Burton
Robert Burton
Deputy Attorney General

Enclosure

Date: January 9, 1984
File No.: SA83RF0039

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

RENT CONTROL PHASE OUT BY 1990. INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE. Sets forth findings and declarations regarding rent control. Adds section to constitution stating no law shall provide for regulation of rent for rental housing. Provides that occupied rental housing units subject to local rent control laws at date of adoption of this section remain subject to terms of local law only until January 1, 1990, or until unit voluntarily vacated, whichever occurs first. Adds statute directing Governor and Legislature to make housing an urgent priority consideration and to pass legislation addressing problems of adequate supply, affordability, quality, and availability. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: This initiative would result in administrative cost savings to local governments to the extent they are precluded from regulating rents on residential housing units. Since most local rent control activity is supported by registration fees, adoption of this measure probably would not result in any significant fiscal impact on state or local governments.

(RF-6)

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS
OF THE STATE OF CALIFORNIA

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

[Summary and Title]

To the Honorable Secretary of State of California:

We, the undersigned, registered, qualified voters of California, residents of the County of Los Angeles, hereby propose amendments to the Constitution of California and the California Civil Code relating to the phase out of rent controls and petition the Secretary of State to submit the same to the voters of California for their adoption or rejection at the next succeeding general election or at any special statewide election held prior to that general election or otherwise provided by law. The proposed constitutional and statutory amendment read as follows:

Section 1. Findings and Declarations.

The people of the State of California find and declare:

(a) That when a group of people supply society with a product or service, they should not be compelled by government to subsidize those who wish to purchase that product or service.

Society's responsibility for the welfare of needy citizens is properly the responsibility of the society as a whole;

(b) That rent controls imposed upon investors by governmental authorities have aggravated the statewide housing crisis by bringing the construction of new rental housing units and the maintenance of existing rental housing units to a virtual halt in areas where such controls are in force or threatened. Such rent controls are the single most important reason for the lack of investment in new rental housing in California;

(c) That it is the policy of this State that free competition in the marketplace is a better and more efficient control on rents than artificially imposed controls and that investors in the construction, operation, and maintenance of rental housing units in California should not be forced to provide subsidies in the form of rent controls or otherwise for the benefit of the users of that property; and,

(d) It is the responsibility of the Legislature to find solutions to the important housing problems of inadequate supply, affordability, quality, and availability for all Californians consistent with these findings and declarations and the following enactments.

Section 2. Section 29, entitled "Balanced Rights Regarding Rent Control Phase Out", is added to Article I of the California Constitution to read:

(a) No law shall provide, or continue to provide, for the regulation of the rent which may be charged for the occupancy of a rental housing unit. Notwithstanding the foregoing, any

occupied rental housing unit which is subject to a local rent control law as of the date of the adoption of this Section may remain subject to the terms of the local law until January 1, 1990, or until the unit is voluntarily vacated, whichever occurs first.

(b) Nothing herein shall preclude the application of reasonable notice requirements or prevent the regulation of the rent which may be charged for the occupancy of a rental housing unit where such regulation is in connection with a direct financial subsidy provided by the regulating entity for the construction or rehabilitation of the rental housing unit.

(c) Definitions:

(1) "Rental housing unit", as used in this Section, shall mean any real property or part thereof which is rented or offered for rent for residential occupancy.

(2) "Voluntarily vacated", as used in this Section, shall mean any vacancy which is not the result of an eviction or threatened eviction, except for an eviction or threatened eviction for failure to pay the lawful rent.

Section 3. Section 828.1 is added to the California Civil Code, to read:

The people of the State of California direct the Governor and the Legislature to make housing an urgent priority consideration and, consistent with all private property rights and protections, to pass for the benefit of the people of the State of California, legislation which addresses the problems of

inadequate supply, affordability, quality, and availability for all Californians.

Section 4. Severability.

If any provision of this measure, or the application of any such provision to any persons or circumstances, shall be held invalid, the remainder of this measure to the extent it can be given effect, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and to this end the provisions of this measure are severable.



December 6, 1983

John Van de Kamp
Attorney General
1511 K Street
Sacramento, CA 95814
Attn: Robert Burton,
Deputy Attorney General

Dear Mr. Attorney General:

I, the undersigned, a registered voter in the County of Los Angeles, hereby submit for preparation a title and summary of the proposed Constitutional Amendment initiative attached hereto.

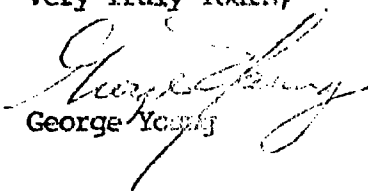
The measure adds Section 29 to Article I of the California Constitution, and is entitled "Balanced Rights and Rent Control Phaseout."

Enclosed is a cashier's check in the amount of \$200.00, the filing fee.

My registered address is: 6616 Allott Avenue
Van Nuys, CA 91401

Please address official correspondence to me at:
1000 Sunset Boulevard, Suite D
Los Angeles, CA 90012

Very Truly Yours,


George Young

JOHN K. VAN DE KAMP
Attorney General

State of California
DEPARTMENT OF JUSTICE



1515 K STREET, SUITE 511
SACRAMENTO 95814
(916) 445-9555

January 9, 1984

George Young
1000 Sunset Boulevard, Suite D
Los Angeles, California 90012

Re: Initiative Title and Summary.
Subject: Rent Control Phase Out by 1990.
Our File No. SA83RF0039

Pursuant to your request, we have prepared the attached title and summary of the chief purposes and points of the above identified proposed initiative. A copy of our letter to the Secretary of State, as required by Elections Code sections 3503 and 3513, our declaration of mailing, and the text of your proposal that was considered is attached.

The Secretary of State will be sending your shortly a copy of the circulating and filing schedule for your proposal that will be issued by that office.

Please send us a copy of the petition after you have it printed. This copy is not for our review or approval, but to supplement our file in this matter.

Very truly yours,

JOHN K. VAN DE KAMP
Attorney General

Robert Burton
Deputy Attorney General

Attachment

(RF-9, 6/83)

DECLARATION OF MAILING

The undersigned Declarant, states as follows:

I am over the age of 18 years and not a proponent of the within matter; my place of employment and business address is 1515 K Street, Suite 511, Sacramento, California 95814.

On the date shown below, I mailed a copy or copies of the attached letter to the proponents, by placing a true copy thereof in an envelope addressed to the proponents named below at the addresses indicated, and by sealing and depositing said envelope or envelopes in the United States mail at Sacramento, California, with postage prepaid. There is delivery service by United States mail at each of the places so addressed, or there is regular communication by mail between the place of mailing and each of the places so addressed.

Date of Mailing: January 9, 1984

Subject: Rent Control Phase Out by 1990


Our File No.: SA83RF0039

Name of Proponent(s) and Address(es):

GEORGE YOUNG
1000 Sunset Boulevard, Suite D
Los Angeles, California 90012

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Sacramento, California on January 9, 1984.


MARSHA L. BIERER
Declarant

(RF-10a, 1/83)

Barbara Lee 370

For Immediate Release
January 11, 1984

Contact: Caren Daniels

ONE INITIATIVE BEGINS CIRCULATION; TWO DRIVES FAIL, REPORTS EU

SACRAMENTO -- "Rent Control Phase Out By 1990" -- the first initiative drive to be launched in 1984--has been approved for signature-gathering efforts, Secretary of State March Fong Eu announced today (Jan. 11).

A proposed constitutional and statutory amendment requiring 630,136 voter signatures by June 7, the initiative is sponsored by George Young of Los Angeles, telephone (213) 250-3916. If, however, Young wishes to qualify for the November 6, 1984 ballot, his signature-submission date should be adjusted to May 1 to allow sufficient time for the full signature verification process.

The initiative proposes to constitutionally forbid laws which provide for the regulation of rent for rental housing, and would abolish such local rent control laws in operation by January 1, 1990 or until occupied rental housing units so covered become voluntarily vacated, whichever occurs first. The measure further would direct the "Governor and Legislature to make housing an urgent priority consideration and to pass legislation addressing the problems of adequate supply, affordability, quality, and availability."

Dr. Eu announced the failure of the "South Africa Investments By California State Public Agencies Initiative Statute" sponsored by Grayling Williams of Los Angeles, and the "Taxation Initiative Constitutional Amendment" begun August 4 by Howard Jarvis. Jarvis' revised "Taxation" initiative is still circulating and should not be confused with the August 4 proposal which he had originally submitted but later dropped in favor of the current drive.

(over)

The addition of the "Rent Control Phase Out By 1990" initiative brings to 14 the number of initiatives currently in circulation for the November ballot. It is a separate drive from the "Phase Out of Local Rent Control. Conversion of Rental Housing to Tenant Ownership" initiative launched December 29 by Ron Cordova of Los Angeles.

A copy of the title and summary, text and circulation calendar of the new measure is attached for your reference.

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